

**Easton Historic District Commission  
Easton, Maryland  
December 28, 2009**

**Members Present:** Roger Bollman, Chairman, Kurt Herrmann, Mark Beck, Lena Gill, and Mac Brittingham.

**Absent:** John Sener, and Joyce DeLaurentis.

Mr. Bollman called the meeting to order at 6:00 p.m.

Opening statement given by the Chairman.

*The Commission operates under the authority granted to it by section 701 of the Town of Easton Zoning Ordinance. And, I hereby open the record of the public hearing on cases heard this evening and, in accordance with our legal responsibilities, I enter into the record the following items: notice of the public hearing, adopted design guidelines, resumes of commission members and any consultants used by the Commission, records of any previous meetings, and any letters to the Commission on a case.*

*The decisions of the HDC may be appealed within 30 days of approval.*

*General Order of the hearing of Applications*

- *Introduction of the application by the presiding officer*
- *Presentation by the applicant or his agent*
- *Questions by members of the Commission*
- *Public comment*
- *Petitioner rebuttal*
- *Discussion and consideration by the Commission*
- *Decision motion and statement of Basis for Decision*
- *The applicant may withdrawn the application at any time up to when the vote is taken*

*A Certificate of Appropriateness shall lapse upon the expiration of the corresponding Building Permit. For applications that require a building permit but for which none is issued, this Certificate of Appropriateness shall lapse six (6) months after its issuance. In the event a building permit is not required, the Certificate of Appropriateness shall lapse six (6) months from its issuance if substantial work is not underway. For good cause shown, this period may be extended by the Commission.*

The agenda for the evening was accepted.

**Staff Approvals:** none

**Consent Docket Items:** none

**79-2009 227 S. Aurora St. Susan Brice, Owner and Mike Harkawa, Needwood Construction.**

This application covers the demolition of a circa 1910 single car garage and its replacement with a larger two car garage shown on Needwood sketches SP and #1 - #8, dated 12/3/09. In the previous meeting, the Commission had expressed serious reservations about the submitted new garage. The applicant expressed willingness to revise it and asked for guidance. An engineering structural report from AWB Engineers, dated 12/1/09 was submitted also.

Two letters from the public were received and read into the record.

A site visit was made to the property at 9am on Friday, 12/18/09. The observations of the Commission at this site visit were discussed. It was the feeling of the Commission, after review of the engineering report and site observations, that the existing garage can be removed when an acceptable replacement is approved.

The relevant sections of the Guidelines (34 R5, 55 R1, 56 R2, 57 NR1, 81 last sentence, 88 NR1, 89 R4, and 91 R1 & NR1) for a new (replacement in this case) construction were again discussed. Also reviewed again were the problems some members had with the existing application for a new modern garage (footprint, height, mass, roof shape, and roof slope). The need to preserve the character of the streetscape, compliment the surrounding buildings, and contribute to the Historic District was again noted.

Some members suggested that a new garage should adhere more closely to existing garage (perhaps scaled up) than the current proposal. A non-binding concept sketch was given to the applicant by one member. A photograph of a nearby garage of the same style as the existing garage, but larger will be sent to the applicant on 12/29/09 (non-binding).

The applicant wishes to be on the 1/11/10 agenda to review new garage replacement concept sketches.

This application is still continued for 35 days past the normal 45 day period (until 2/25/10) by mutual agreement between the applicant and the Commission.

**Continued** – Motion by Gill, passed 5-0.

**80-2009      14 N. Washington St.      Jeff Morton, Morton Signs.**

This applicant covers a small wall business sign (already in place) for a new 2<sup>nd</sup> floor financial services business mounted on the front pilaster of the building. The Guidelines specify a directory sign for this application. However, a directory sign already exists but it is in an obscure location beside the entrance to the 2<sup>nd</sup> floor and not easily seen from the sidewalk.

It was agreed that Mr. Morton will contact the building owner and ask him to attend the next meeting to discuss his sign strategy for the 2<sup>nd</sup> floor. The application is continued.

**Continued** – Motion by Brittingham, passed 5-0.

**81-2009      102 N. Harrison St.      Kurt Petzold, Owner.**

This application covers 3 new real estate signs at this address, two on the building and one on a post.

The applicant noted that the sign for the west façade of the building will be mounted on the wall so as to hide the banking device. It was agreed that the post material will be wood, chamfered on the edges, and 9' total height, with the crossbar no more than 8.5' high. The post sign will be placed so as to not impact the Oak tree on the corner of the property. The applicant may choose not to do the post sign.

The application is consistent with the Guidelines on pg 67 and 68.

**Approved as noted above** – Motion by Gill, passed 5-0.

**82-2009      137 N. Harrison St.      Pamela Gardner, Architect and Kathy Witte  
Property Manager.**

This application covers a pergola for the north façade of the building, two sets of stone steps, and two new signs. This is shown on sketches submitted with the application. At the meeting the application was amended to include covering the pergola with translucent corrugated material and a fascia board.

The application complies with the spirit of the Guidelines expressed on pg 81 and with pg 67 R2.

**Approved as noted above** – Motion by Herrmann, passed 5-0.

**83-2009 30 N. Harrison St.(SunTrust Bank) Kevin Hilburn, Facilities Manager and Joe Lucas, Contractor.**

As submitted this application covered replacement of 37 original wood windows with vinyl replacements. The building is in the neo-colonial tradition, is one of the handsomest buildings built in the last 50 years and exudes the solidarity and responsibility that one expects from a bank building. The application was modified at the meeting.

This is a significant building in downtown Easton and it is important that its integrity be maintained. It contributes to the character and ambience of downtown. Repair of windows is the preferred solution. Vinyl replacement windows would not be appropriate.

At the meeting, it was agreed that all existing double hung windows (11 on the 1<sup>st</sup> floor and 22 on the 2<sup>nd</sup> floor) would be repaired and restored. The four round windows in the attic may be replaced in kind (wood, same size, same style, same size muntins, same # of lites, same glass area, etc.) if they are beyond repair. No other replacements except the four round windows are approved.

This application, as now modified, complies with the Guidelines on pg 51 R1 & R2.

**Approved as noted above** – Motion by Herrman, passed 5-0.

**84-2009 212 S. Aurora St. Arthur Albright, Contractor.**

This application covers two new windows in a larger opening on the north façade (rear) of the building and a new small window on the east façade in a new opening.

The application is incomplete in that sufficient detail was not furnished. The Commission gave general agreement to the concept of two (really 3) new windows however the proposed windows must be modified to be more in keeping with the style of the existing windows in the building. The windows (2) to be added to the north façade will duplicate the existing windows in the bay. The east façade window will be more vertical and of a proportion to evoke the existing windows in the building.

It was agreed that the applicant will furnish:

- Trim details
- Dimensioned location details
- Spacing details for the north façade windows
- Cut sheets for windows selected
- The header height of the new east façade window will match that of the other existing east façade window.
- The windows will have no grills

The applicant requested to be on the next agenda.

**Tabled because the application is incomplete** – Motion by Herrmann, passed 5-0.

**85-2009 111 N. Harrison St. Rhonda Robinson, Tenant; Kenny Asche, Contractor.**

This application covers: repair or replacement of two storefront large windows, filling an air conditioner opening with a window, awnings, and signage. As submitted, it is incomplete. It was modified during the meeting and will be re-submitted for the next agenda.

- Front storefront windows – The concept of repairing them or replacing them was discussed. The applicant will make a proposal complete with details.
- Air conditioner opening – The HDC suggested that the applicant consider blocking (toothed) in the opening rather than installing a window.
- Awnings – Dimensioned sketches and mounting details are to be furnished. It was suggested that a more plain awning might work better with the building rather than a scalloped valence.
- Signage – The wall sign proposed contains more information than is appropriate; it should have only the name of the business and be sized accordingly. The applicant was given a photo of several similar salon business signs.
- Sandwich board sign – This item was added to the agenda. Details will be furnished for the next meeting.

**Tabled because the application is incomplete** – Motion by Herrmann, passed 5-0.

**Other Business – None.**

**Respectfully Submitted,**

**Roger Bollman, Chairman  
Historic District Commission**

**cc: Zach Smith.**